

Alameda Point RAB Meeting on January 6, 2011

Highlights and Analysis

RAB members present: Dale Smith (Community Co-Chair), George Humphreys, Joan Konrad, James Leach, Jean Sweeney, Jim Sweeney, and Michael John Torrey.

Remediation and other field work in progress:

- A Navy/EPA/University of Florida field research study is in progress at Plume 4-1, immediately north of Building 360 near Alameda Point's east entrance. The research focuses on better characterizing the solvent contamination in groundwater prior to remedy selection and design. This research should improve not only the Navy's cleanup of OU-2B groundwater, but similar contamination elsewhere.
- A pilot test of groundwater treatment at the IR Site 1 landfill, which began in October, is still underway.
- Groundwater monitoring is ongoing to assess the effectiveness of remediation at IR Site 6 (Building 41, Aircraft Intermediate Maintenance Facility), IR Site 14 (former fire training area in Northwest Territory, along Oakland Inner Harbor), IR Site 26 (northernmost hangar in the western hangar row), and IR Site 28 (Todd Shipyards).
- Radiological status surveys of selected buildings to rule out potential radiological residues are ongoing.
- The air sparge/vapor extraction system to treat groundwater contaminated with benzene and naphthalene at Alameda Point OU-5 and FISCA IR Site 2 is operating.
- Most of the petroleum-contaminated groundwater treatment operation near the Atlantic Avenue entrance has been completed. However, further groundwater treatment is being conducted in a small area near the intersection of Atlantic Avenue and Orion Street where higher petroleum levels persist.
- Dredging of the northeast and northwest corners of Seaplane Lagoon began in early January. The dredging is scheduled to continue until March 15, 2011, when it will have to be terminated due to least-tern habitat considerations. The Navy expects to have completed all planned dredging activities by that date.

OU-2C Revised Draft Feasibility Study

The Navy presented an overview of its revised draft Feasibility Study for OU-2C, which currently is available for review and comment by the environmental regulatory agencies, the RAB, and others. OU-2C consists of IR Site 5 (Building 5, the Aircraft Rework Facility), IR Site 10 (Building 400, the Missile Rework Facility), and IR Site 12 (Building 10, the Power Plant). The Navy had published an earlier draft FS for OU-2C, but in consultation with the BCT decided to revise it to address important comments it received.

Since the May 2009 draft FS was published, the Navy expanded the FS's scope to include cleanup of many potentially radiologically contaminated storm drains beneath Buildings 5 and 400. The FS's cost estimate to remove these storm drain lines (and potentially contaminated soil

associated with them) adds more than \$50 million to the soil clean-up cost estimates in the draft FS. As an alternative, the FS estimates the cost would be much less if institutional controls were utilized to maintain the buildings' floor slabs in perpetuity. Several RAB members expressed concern that institutional controls, such as deed restrictions and inspections, would not reliably prevent people from being exposed to the radiological contamination under the floor slabs in the future. To supplement this FS the Navy is in the process of preparing an FS Addendum to address cleanup of radiologically contaminated storm drain lines that are outside the buildings' footprints. These storm drain lines flow to Oakland Inner Harbor and the northeast corner of the Seaplane Lagoon.

As with the draft FS, the revised draft FS develops several alternatives to clean up solvent-contaminated groundwater, principally under Building 5. Most alternatives would remediate groundwater to allow commercial/industrial reuse of Building 5 and areas immediately east and south of it, and to allow unrestricted reuse elsewhere within OU-2C.

Conveyance Status and Redevelopment Planning Status

Ms. Jennifer Ott, Alameda Deputy City Manager, and Ms. Amy Jo Hill, the Navy's Deputy Base Closure Manager, updated the RAB on various issues surrounding transfer of the former Naval Air Station, Alameda to the City and its subsequent redevelopment and reuse. Ms. Hill answered RAB members' questions about the Public Benefit Conveyance of the Sports Complex site, VA transfer parcels, wetlands, the Miller School, and North Housing. Ms. Ott described the City's effort to garner public input for Alameda Point redevelopment options. She distributed copies of community workbooks that had been used at the recent City workshops.